

MINUTES
PLANNING AND ZONING COMMISSION MEETING
March 18, 2019
5:00 P.M.

Chairman Washington called the meeting to order at 5:01 p.m.

ROLL CALL

Members Present: Rossie Washington, Jr., Chairman; Clifford Grout, Vice-Chairman; Ulysses Addison; Andy Allen; Donna Collins-Lewis; Jayme Ellender; Rowdy Gaudet and April Hawthorne

Members Absent: Todd L. Sterling

Staff Present: Frank Duke, Planning Director; Ryan Holcomb, Assistant Planning Director; Glenn Hanna, Current Planning Manager; Carrie Broussard, Long Range Planning Manager; Blanca Tejera, Senior Planner; Collin Lindrew, Planner I; Annette Chambliss, Executive Assistant and Paolo Messina, Assistant Parish Attorney

APPROVAL OF THE MINUTES

1. February 18, 2019

Motion to approve: Ellender, Gaudet second

Motion carried, 7-0 (with Collins-Lewis not yet present)

COMPREHENSIVE PLAN UPDATE

Ms. Broussard acknowledged that since the adoption of the FUTUREBR update in December 2018, Planning Commission staff has completed an internal review of all action items and tentatively assigned each action item a lead agency. She explained that lead agencies are responsible for the implementation of action items under the plan. Ms. Broussard advised commission members that the next steps are to meet with each lead agency to review and receive comments on the action item assignments.

Ms. Broussard acknowledged that staff met with the Mayor's Office last week to discuss their action items.

She announced the next lead agencies to meet with staff are Transportation and Drainage, Development, BREC, BRAC and the RDA.

RULES FOR CONDUCTING PUBLIC HEARINGS

Vice-Chairman Grout described the rules for conducting a public hearing.

Commissioner Donna Collins-Lewis arrived at the meeting.

CONSENT AGENDA

CONSENT - ITEMS FOR WITHDRAWAL

None

CONSENT - ITEMS FOR DEFERRAL

7, 8, 14

CONSENT - ITEMS FOR APPROVAL

10, 11, 13

Mr. Duke acknowledged that staff received two messages of support for Item 11. In addition, Councilmember Freiberg acknowledged her support for Item 11.

Motion to approve: Addison, Allen second
Motion carried, 8-0

REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL

- 2. PA-2-19 4141 Jones Creek Road** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Commercial on property located on the east side of Jones Creek Road, to the north of George O'Neal Road, on Lot B-1 of Frank Newell Tract. Section 52, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso)
Related to Case 16-19

The applicant, Mitchell Meredith, spoke in support.

Motion to approve: Addison, Grout second
Motion carried, 8-0

- 3. Case 16-19 4141 Jones Creek Road** To rezone from Rural to Heavy Commercial (HC1) on property located on the east side of Jones Creek Road, to the north of George O'Neal Road, on Lot B-1 of Frank Newell Tract. Section 52, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso)
Related to PA-2-19

The applicant, Mitchell Meredith, spoke in support.

Motion to approve: Addison, Grout second
Motion carried, 8-0

- 4. TA-2-19 Section 8.213.11, Rural Zoning (Sand and Gravel Mining)** To revise the process for obtaining a permit to mine sand and gravel from an overlay to a Major Conditional Use Permit.

Motion to approve: Grout, Collins-Lewis second
Motion carried, 8-0

5. **TA-5-19 Chapter 18, Landscape** To eliminate redundancies, clarify buffer requirements between different uses on a single property, and clarify requirements for street yards in the Suburban Character Area.

Motion to approve: Gaudet, Ellender second
Motion carried, 8-0

6. **TA-6-19 Chapter 17, Parking and Loading** To add guest parking requirements for townhome developments.

Motion to approve: Collins-Lewis, Allen second
Motion carried, 8-0

7. **TA-7-19 Chapter 4, Site Plans and Plats** To repeal Chapter 4, Permits and Final Plat Approval, and replace with new Chapter 4, Site Plans and Plats.

Deferred to April 15 by the Planning Director

Deferred 30 days with the consent agenda

8. **TA-8-19 Chapter 1, General Processes** To revise Chapter 1, Processes deleting provisions that deal with the subdivision of land that are being incorporated into Chapter 4, Site Plans and Plats, and adding provisions regarding interpretation of the UDC that are being relocated from Chapter 6, Enforcement.

Deferred to April 15 by the Planning Director

Deferred 30 days with the consent agenda

9. **Case 13-19 13111 Plank Road** To rezone from Single Family Residential (A1) and Heavy Industrial (M2) to Heavy Commercial (HC2) on property located on the west side of Plank Road, to the north of Thomas Road, on a tract now or previously known as property of Iowa-LA. Land Company. Section 53, T5S, R1E, GLD, EBRP, LA (Council District 2-Banks)

Mr. Duke acknowledged that staff had received one message of opposition.

The applicant, Theodoris Thyssen, spoke in support.

Councilmember Chauna Banks spoke in support, but requested that a buffer of A-1 zoning be retained on the western end of the property.

Motion to approve an amended request to change the designation on the first 2000 feet from Plank Road: Grout, Collins-Lewis second

Motion carried, 8-0

10. **Case 14-19 10044 Greenwell Springs Road** To rezone from Light Commercial (C1) to Heavy Commercial (HC1) on property located on the south side of Greenwell

Springs Road, to the west of Pasadena Drive, on Lot 200 of Pasadena Subdivision. Section 66, T6S, R1E, GLD, EBRP, LA (Council District 6-Collins-Lewis)

Approved, 8-0, with the consent agenda

- 11. Case 15-19 4580 Constitution Avenue** To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the south side of Constitution Avenue, to the east of College Drive, on a portion of Lot B-1-A-2 of the Aldrich Acres property. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Freiberg)

Approved, 8-0, with the consent agenda

- 12. Case 17-19 1184 Bob Pettit Boulevard** To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Bars and lounges) (C-AB-2) to increase the area of C-AB-2 on property located on the north side of Bob Pettit Boulevard, to the west of Nicholson Drive, on a portion of Lot A-2-A, Tigers Acres Subdivision. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 12-Freiberg)

The applicant, Marc Fraioli, spoke in support.

Motion to approve: Addison, Ellender second
Motion carried, 8-0

- 13. Case 18-19 11650 Coursey Boulevard** To rezone from Rural to Light Commercial (LC3) on property located on the south side of Coursey Boulevard, to the west of Sherwood Forest Boulevard, on Lot C-2-1-B-2-A of the Property of O. C. Harrell Tract. Section 50, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso)

Approved, 8-0, with the consent agenda

REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY

- 14. TND-1-07 Phase 1D, Rouzan FDP** Proposed low density single family residential subdivision, park, three new lots to be subdivided and the extension of Rouzan Square from Galerie Street to Glasgow Avenue, on property located south of Perkins Road, east of Glasgow Avenue, on a portion of the Rem. Of Lots RZ-3-B, RZ-3-C and RZ-E of the Ralph Ford Property. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Freiberg)

Deferred to April 15 by the Planning Director

Deferred 30 days with the consent agenda

COMMUNICATIONS

DIRECTOR'S COMMENTS

Mr. Duke advised commission members that at their seats were copies of Section 3.1.4 (Coordination with Others) and Chapter 10 (Overlays) that will be on the agenda for the April Planning Commission meeting.

Mr. Duke reminded commission members of that the Ped-Bike Master Plan is moving toward completion later this spring. There will be two public meetings that will be held on March 20 at the Scotlandville Branch Library and on March 21 at the Baton Rouge Garden Club at 7950 Independence Boulevard.

Mr. Duke acknowledged that he met with consultants with the City of Baker on March 13th regarding coordination on the Bike-Pedestrian master plan.

Mr. Duke announced that Carrie Broussard, Manager of Long Range Planning, has turned in her resignation; her last day at the Planning Commission will be Friday, March 22.

Mr. Duke advised commission members that Ryan Holcomb and Gilles Morin will be out of the office April 12-18 attending the National APA Conference in San Francisco.

Mr. Duke wished a happy birthday to Commissioner April Hawthorne who will be celebrating her birthday on March 30th.

COMMISSIONERS' COMMENTS

Chairman Washington congratulated Vance Baldwin, Planning Manager of the Site Plan and Plat Division, for being chosen as Employee of the Month.

ADJOURN

Motion to adjourn: Grout, Ellender second
Motion carried, 8-0

The meeting was adjourned at 5:36 p.m.